

**WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35**  
**NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, said address being a meeting place of the District.

The meeting will be held on **Monday, December 8, 2025, at 12:00 noon.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public Comments;
2. Review and approve minutes of the November 10, 2025, Board of Directors meeting;
3. Tax Assessor-Collector Report;
4. Operator's Report, including:
  - a. Authorize the repair and maintenance of District facilities;
  - b. Appeal of District charges and customer complaints, and status of collections of the District's delinquent water and sewer accounts; refer accounts for collections and approve write-off of uncollectible accounts;
  - c. Compliance with permit and regulatory requirements, including discussion of any violations of same and review of notices of violation, self-reporting of any violations as required, responses to notices and remedial action taken, self-reporting forms as required, and correspondence to and from regulatory agencies regarding same; and
  - d. Authorize operator and engineer to perform 2026 water loss audit and determination as to whether calendar year or fiscal year will used for audit;
5. Engineering Report, including:
  - a. Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts for the construction of water, sanitary sewer, drainage and/or paving facilities within the District, and authorize acceptance of TEC Form 1295;
  - b. Status of construction contracts, including the approval of any pay estimates and/or change orders, and authorize acceptance of TEC Form 1295, including:
    - (i) Sunterra Non-Potable Irrigation Distribution (Silversand Zodega, LLC);
    - (ii) Sunterra Non-Potable Irrigation Water Well (J&S Water Wells); and
    - (iii) Sunterra Non-Potable Irrigation Pump Station and Site Work and Distribution (Principal Plant Services, Ltd.);
    - (iv)

- c. Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes;
  - d. Review and approval of Stormwater Quality Management Plans related to construction contracts; and
  - e. Status of acceptance by Waller County of streets for maintenance; authorize any action required in connection therewith;
6. Silt Solutions, Inc.'s Report; authorize any action in connection therewith, including review of builder stormwater controls and issuance of fines and penalties for non-compliance;
7. Landscape Architect Reports, including:
- a. Authorizing or ratifying the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts of facilities within the District, and authorize acceptance of TEC Form 1295, including:
    - (i) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Sections 70-76);
    - (ii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Sections 77-78);
    - (iii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Beckendorff Road);
    - (iv) Sunterra Phase 8 – Landscape and Irrigation (North Pond);
    - (v) Sunterra Phase 6 – Hardscape, Landscape, and Irrigation (Parks); and
    - (vi) Sunterra Phase 6 - Hardscape, Landscape, and Irrigation (Sunterra Section 55);
  - b. Status of construction contracts, including the approval of any pay estimates and/or change orders and authorize acceptance of TEC Form 1295, including:
    - (i) Landscape improvements (Sunterra Sections 35, 36 and 44) – Hardscape (Phase 6 Package 2) (DL Meachum);
    - (ii) Landscape improvements (Sunterra Sections 35, 36 and 44) – Softscape (Phase 6 Package 2) (Stricksapes);
    - (iii) Landscape improvements (Sunterra Sections 45 & 51-52) – Softscape and Hardscape (Stricksapes);
    - (iv) Landscape improvements (Sunterra Section 46) – Hardscape (Oak Forest Construction);
    - (v) Landscape improvements (Sunterra Section 46) – Softscape (Siversand Services);
    - (vi) Sunterra Phase 6 - Landscape Improvements (Sunterra Sections 47 and 56) (Phase 6 Package 7 Hardscape and Softscape) (Siversand Services, Inc.);
    - (vii) Landscape Improvements (Sunterra Sections 53 and 54) – Softscape (Phase 6 Package 5) (Zodega/Siversand Services);
    - (viii) Landscape Improvements (Sunterra Sections 53 and 54) - Hardscape (Phase 6 Package 5) (DL Meachum);

- (ix) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48) – Softscape (Phase 6 Package 6) (PGS Landscaping);
  - (x) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48) – Hardscape (Phase 6 Package 6) (Strickscapes);
  - (xi) Sunterra Phase 7 Package 3A – Landscape Improvements (Sunterra Sections 65 and 66) – Hardscape and Softscape (Phase 7 Package 3A) (Earth First);
  - (xii) Sunterra Phase 7 Package 3B – Landscape Improvements (Sunterra Sections 65 and 66) – Hardscape and Softscape (Phase 7 Package 3B) (JBM Landscape & Irrigation);
  - (xiii) Sunterra Phase 7 - Landscape Improvements (Sunterra Sections 67 and 68) (Phase 7 Package 5 Hardscape and Softscape) (JBM Landscape & Irrigation);
  - (xiv) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Bartlett Road) (Earth First);
  - (xv) Sunterra Phase 8 - Landscape and Irrigation (East Pond) (Triple E);
  - (xvi) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Parks) (DL Meacham);
  - (xvii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Section 69) (Triple E);
  - (xviii) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Sunterra Sections 71-73) (Triple E);
  - (xix) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Sunterra Sections 74-75) (JBM Landscapes);
  - (xx) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Stockdick Road) (Silver Sand Services);
  - (xxi) Sunterra Phase 8 - Landscape and Irrigation (West and South Ponds) (Silver Sand Services);
  - (xxii) Sunterra Sections 27 and 40 Park Enhancements (DL Meacham); and
  - (xxiii) Mid Slope Rotors Ponds – O, P, U, V, W (Phase 6) (Silversand Services, Inc.);
- c. Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District and acceptance of facilities for operation and maintenance purpose;
8. Bookkeeper's Report and authorizing the payment of invoices presented;
  9. Developer's Report;
  10. Security Patrol Report;
  11. Attorney's report; and

12. Matters for possible placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: Christina Cole  
Christina Cole  
Attorneys for the District

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.*